018.0	0004	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	965,100 / 965,100
					USE VALUE:	965,100 / 965,100
					ASSESSED:	965,100 / 965,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PATEL SHAILESH & REKHA
Owner 2:	
Owner 3:	
Street 1:	66 PRINCETON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TSI COLLEGE REALTY LLC -
Owner 2:	-
Street 1:	66 PRINCETON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .134 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 1928 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5836.000	459,300		505,800	965,100
Total Card	0.134	459,300		505,800	965,100
Total Parcel	0.134	459,300		505,800	965,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.57 | /Parcel: 500.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12827

GIS Ref

GIS Ref

Insp Date 11/17/17

!1530!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	459,300	0	5,836.	505,800	965,100		Year end	12/23/2021
2021	101	FV	445,800	0	5,836.	505,800	951,600		Year End Roll	12/10/2020
2020	101	FV	445,600	0	5,836.	505,800	951,400	951,400	Year End Roll	12/18/2019
2019	101	FV	341,900	0	5,836.	654,600	996,500	996,500	Year End Roll	1/3/2019
2018	101	FV	341,900	0	5,836.	416,600	758,500	758,500	Year End Roll	12/20/2017
2017	101	FV	341,900	0	5,836.	380,900	722,800	722,800	Year End Roll	1/3/2017
2016	101	FV	341,900	0	5,836.	309,400	651,300	651,300	Year End	1/4/2016
2015	101	FV	328,400	0	5,836.	309,400	637,800	637,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:07:59

LAST REV

Date	Time
03/29/19	09:44:00
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1530

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TSI COLLEGE REA	1442-129		9/30/2013		705,000	No	No		
TAO WEI/SONG LI	1405-105		9/21/2011	Convenience	1	No	No		
WALSH THOMAS D-	1309-58		9/30/2005		624,000	No	No		
	1022-199		12/1/1986		252,000	No	No		Y

USER DEFINED

Prior Id # 1:	12827
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	Meas/Inspect	BS	Barbara S
5/7/2009	Measured	372	PATRIOT
1/27/2006	MLS	MM	Mary M
10/5/1999	Meas/Inspect	243	PATRIOT
9/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5836		Sq. Ft.	Site		0	85.	1.02	2									505,818						505,800	

Total AC/HA:	0.13398	Total SF/SM:	5836	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	505,818	Spl Credit		Total:	505,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31964278
Const Adj.:	1.01595843
Adj $ / SQ:	174.291
Other Features:	90677
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	481457
Depreciation:	22147
Depreciated Total:	459310

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	1

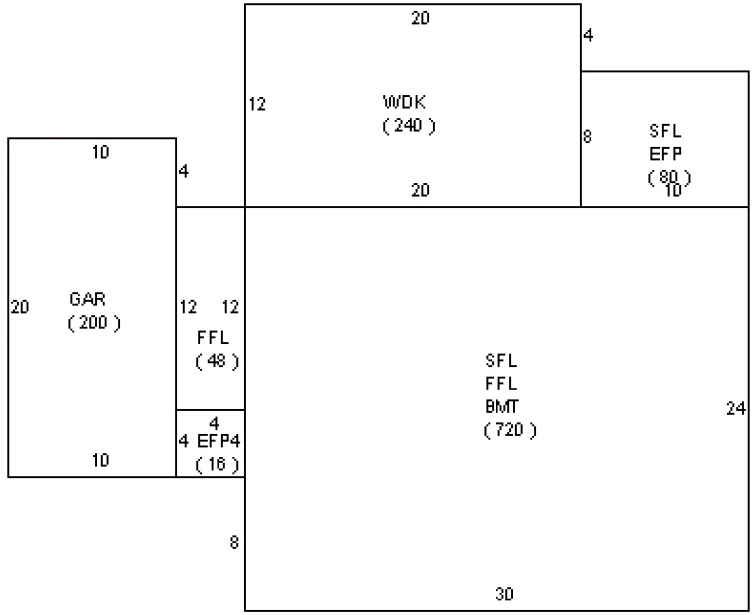
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	3	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	800	174.290	139,433
FFL	First Floor	768	174.290	133,856
BMT	Basement	720	83.660	60,235
WDK	Deck	240	10.330	2,479
GAR	Garage	200	27.940	5,588
EFP	Enclos Porch	96	56.470	5,421

Net Sketched Area:	2,824	Total:	347,012
Size Ad	1568	Gross Area	2824	FinArea	1928
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	191.72
Special Features:	0	Val/Su Net:	162.64
Final Total:	459300	Val/Su SzAd	292.92

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	